

**ARCHITECTURAL REVIEW BOARD
DARIEN, CONNECTICUT
MINUTES
OCTOBER 19, 2010**

A meeting of the Architectural Review Board was held on Tuesday, October 19, 2010 at 8:00 P.M. in Room 213 of the Darien Town Hall.

Members Present: Castell, Gadsden, Green, Groppa, Hughes, Lawrence, Macdonald
Staff Present: Keating

1. ARB #39-2010

Felix F. Callari Auto Group d/b/a/ Mini of Fairfield County
154 Boston Post Road, SB-E Zone
Submitting revised elevations and revised Zoning Location Survey

Wilder Gleason presented revised elevations indicating the following:

- a. Reduction of the "Service" sign size to 8.67 square feet with 10" letters and gooseneck lighting, and the logo has been deleted
- b. Reduction in height of the service canopy (was 7'+, now 4'4")
- c. Reduction in size of the vertical supports of the service canopy
- d. Reduction in the width of the red, yellow and green bands (were 7", now 4")
- e. Modifications to the fenestration where the service canopy meets the west elevation of the building
- f. Revision of the front wall sign to be centered on the wall and to be all upper case letters and to relocate the logo

Revised plans were approved as submitted

2. ARB #41-2010

Citibank, for property of The Thomas E. Golden Realty Company
40 Heights Road, DC Zone
Proposing five signs

Amy Youmazzo of American Signcrafters presented a proposal for five signs to replace existing signage:

EO 1. Front Entrance facing Heights Road, (2'3 ¾" x 13' 8 ½") to be the same size as existing with a new aluminum blue wave design with white and blue lettering, external shielded florescent illumination. Letters will need to be reduced to 10" or a variance from the ZBA will be needed

EO 2. and EO 3. Side (West) and Parking Lot Elevations, (13" x 50") with 8" high blue pin letters, 10" at logo

EO 4. and EO 5. Canopy of ATM South and East Sides (12 ½" x 6' 3") with 12" high blue pin letters, 19" at logo, external shielded florescent illumination.

Previous ZBA variance had specified only one canopy sign and maximum 10" high letters. If the applicant wants taller letters or a second sign, they will need additional variances from the ZBA.

The board questioned the brightness of the proposed illumination of the signs and was assured the fixtures would be 1' less in width than the signs. The board also questioned the need for two signs (if two are not currently existing) on the ATM canopy and requested that one sign be removed.

Amy said she would report to the board regarding the number of signs on the canopy and with more detailed information regarding the proposed light levels of the florescent fixtures.

3. ARB #42-2010
Darien International Tiles
1899 Boston Post Road, NB Zone
Proposing two wall signs and a ground sign

Dominick DeNicola presented his application for three signs as follows:

- a. A front wall sign in the fascia above the front entrance (15h" x 207w" = 21.5 sq ft) in black metal or black granite with 8" high white acrylic raised letters
- b. A side wall sign on the brick at the side of the building (21h" x 50.8w") to be centered just above the windows, 4" and 6" high white acrylic pin letters
- c. Hanging sign (24"h x 36" wide) black metal box with 3 ½" high white acrylic letters

Regarding the hanging sign, the board said the wording "porcelain, granite, marble and glass" is not allowed. It was suggested that such wording be replaced with the address: 1899 Boston Post Road or just 1899. Further, the board hoped the hanging sign might be constructed of wood rather than metal or stone.

Approved with suggested modifications

4. ARB #43-2010
Jos. A. Bank at 1077 Boston Post Road, CBD Zone
Possible changes to front façade and existing marquee structure

Dwight Collins of Pear Partners and Patrick Ventura of Roger Ferris Architects presented a proposal to add a new front door and display window extension under the exiting marquee of the Darien Playhouse.

The board acknowledged the confusion regarding the entrance to the Darien

Playhouse and the resulting difficulties the tenant has encountered establishing a clear identity for the retail use on the Boston Post Road.

In considering the application for an extension, the board reviewed the various remedies discussed previously, as follows:

- a. Remove the Darien Playhouse sign from the top, front edge of the marquee and restore the marquee to its 1929 appearance. The board feels community support could be built around a restoration of the marquee.
- b. Relocate the Darien Playhouse sign to the side or ticket window façade of the movie theater (would require a variance from the ZBA).
- c. Remove the movie titles from the marquee and add Jos. A. Banks sign or signs to the marquee (would require P&ZC and ZBA approvals).
- d. Add a new pole sign at one of the two walkways providing access to the movie theater in order to show "Now Playing" and to provide direction to the back theater entrance (would require P&ZC and ZBA approvals).
- e. Replace the entrance doors with full glass doors and windows to allow the passerby a view into the store and provide for clothing display.

Some board members felt the above actions would solve the tenant's problem and provide clarity for both the tenant and the movie theater, without the need to build out onto the sidewalk. All members agreed that the existing marquee should remain in the same location and the same size. With the suggestion that the marquee might someday need to be removed, the board was unanimous in their disapproval of such a scheme.

The application for a 5' x 12' 3" addition under the marquee was discussed at length. The board expressed a wish to eliminate the 2' solid knee walls at either side of the entrance door and the heavy divided light windows. The board's preference was for a much more transparent glass cube with a modern sensibility in order to contrast the neo-colonial style of the building. The board also questioned the dimensions of the addition and asked that further study be given to the design of the addition. The board asked that informal working sketches be shared with the board in order to more quickly achieve a consensus and support for the design.

The applicants agreed to respond with additional designs for discussion next month.

5. Approval of Minutes:

Draft Minutes of June 15, 2010 Regular Meeting were approved as submitted

Respectfully submitted,

Tim Macdonald